



**SOLD**

**WHAT A GREAT PLACE TO RAISE YOUR FAMILY**

Cleverly designed, this family gem has been constructed on an elevated block providing rare, sweeping views from Leeming towards the Perth hills. The north east facing aspect ensures your living areas will enjoy sun drenched winter mornings and pleasant summer evenings also. Surrounded by beautiful parks and nestled amidst quality homes, the expansive four-bedroom, versatile home will offer you and your family plenty of enjoyment for many years to come. Situated in a peaceful, no through road location, this spacious home is perfect for a family to live, thrive, enjoy and grow together. This cul-de-sac pocket is deluxe.

Essential services are all located within a 1.4 Klm radius of the home. This includes Murdoch university, Fiona Stanley Hospital, major transport, bus stops, shopping centre, Leeming Senior High School and the primary school, Leeming sports and fitness centre and much more.

**FEATURES OF THE HOME**

- Welcoming sun filled entrance foyer with views.
- King size main bedroom with en-suite and built in robes
- Walk in robe in main bedroom - has been converted to home office
- Three queen size bedrooms all with built in robes
- Family bathroom has separate shower and vanity
- Two spacious open plan family living areas
- Porcelain floor tiles in main living areas
- Kitchen has gas cooktop, rangehood, wall oven, walk in pantry and dishwasher
- Under cover, private, paved patio and BBQ area with fully glassed sun room
- Fully ducted gas heating plus split system living area
- Fitted with 2.5 KW Solar panel system (extra savings for you)
- Fully automatic bore reticulation to the gardens and lawns
- Double side gates provide access to the back garden
- Double garage has handy separate store room.
- Built: 1988 Block size:766m2
- Current Shire rates: \$1751.44 Current Water rates: \$1436.52
- Located in the Shire of Cockburn

CONTACT HELEN RICHARDSON ON MOBILE: 0417 262 788 or EMAIL: [helen@atrealty.com.au](mailto:helen@atrealty.com.au)

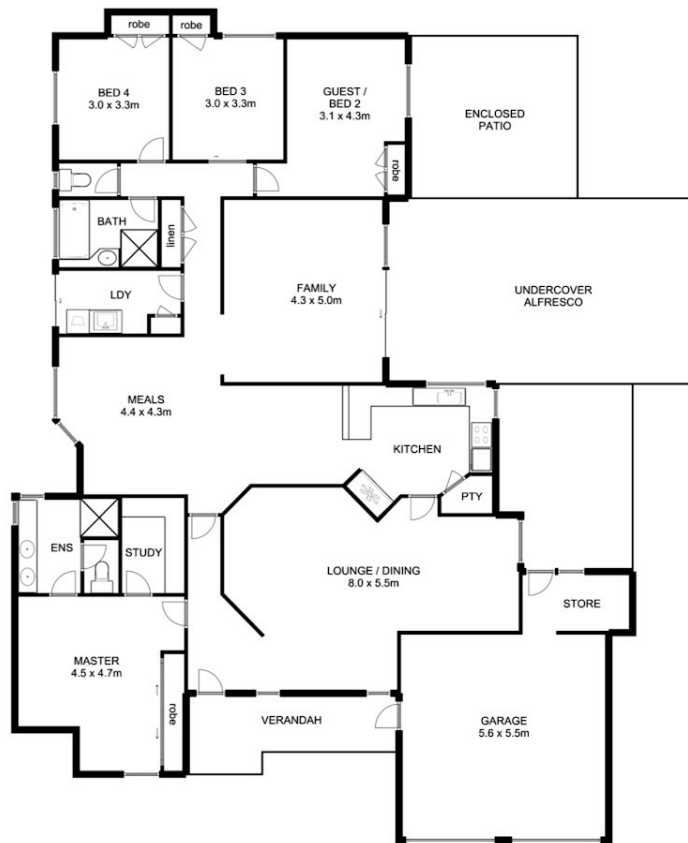
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$735,000

**OPEN FOR INSPECTION:**  
N/A



**Helen Richardson**  
**0417262788**  
[helen@atrealty.com.au](mailto:helen@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



## 9 PARTLON RISE LEEMING

This floor plan is not to scale. Areas and dimensions are approximate and therefore plan should only be used for illustrative purposes.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.